

Beaver Run Homeowners Association

Board of Directors Meeting

September 22, 2020

Minutes

Board Members: Lou Herman, Rich Nelson, Greg Paschke, Ray Marshall, Stephanie Rafferty, Jim O'Donnell, Tom Penland, Pete Novembre (Emeritus), and Sue O'Brien (Homeowner Relations Manager). Scott Weisburd and Joyce Kupsh (Emerita) were not present.

Representing Bridge Hospitality: Joe Shackleton, Bob Barto, Chris Pappas, Rae Anne DeBonville, Bruce Horii, and Steve Miller.

Owners/Members/Guests: Bill Browning, A. Bruce O'Connor, Mike Donnellan, and Shawn Martini.

- ***The meeting was called to order at 6:00 p.m. on September 22, 2020.***
- ***The agenda was approved as amended.*** Steve Rafferty made a motion to approve the agenda as amended. Tom Penland seconded the motion, and the motion was approved unanimously.
- ***Minutes from the previous meeting were approved.*** Tom Penland made a motion to approve the minutes from the previous meeting. Steve Rafferty seconded the motion, and the motion was approved unanimously.
- ***Financial Update.***
 - ✓ Rae Anne DeBonville reviewed the Rental Program and HOA income statements, balance sheets, forecasts and cash flows.
 - ✓ The HOA receivable aging report was reviewed by Rae Anne DeBonville.
- ***Chris Pappas reviewed previous action items.***
- ***Old business.***
 - ✓ Rich Nelson discussed the Annual Meeting. He reminded the Board that they will come in as attendees and recommended that each Board Member do a test session.
 - ✓ Jim O'Donnell discussed the March Rental Distribution. It was agreed that the owner of the unit in March will receive the March distribution.
 - ✓ Bob Barto provided a business status update.
 - ✓ Jim O'Donnell recommended changing the Board meetings to every other week, or a schedule that fits the financial schedule. October 6 and October 20 are the next scheduled Board meeting dates.
 - ✓ Joe Shackleton discussed the special assessment and Real Estate of the Summit's concerns about communication to owners.
- ***New Business.***
 - ✓ Joe Shackleton discussed the Building 4 galvanized pipes.

- *Chris Pappas reviewed the action items from today's meeting.*
- *The meeting was adjourned at 7:48 p.m. on September 22, 2020.* Steve Rafferty made a motion to adjourn. Tom Penland seconded the motion, and the motion was approved unanimously.



President



Secretary